

**MANAGEMENT CERTIFICATE FOR
BALCONES CREEK RESIDENTIAL COMMUNITY, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code.

1. Name of subdivision: Balcones Creek
2. Name of the association: Balcones Creek Residential Community, Inc.
3. Mailing address: 14603 Huebner Road, Building 40
 San Antonio, TX 78230
4. Subdivision plat information: Unit 1: Volume 9659, Pages 19-23, as replatted by
 Volume 9678, Pages 86-88, as further replatted by
 Volume 9725, Pages 109-110, Official Deed and Plat
 Records of Bexar County, Texas

 Unit 1A: Volume 9652, Pages 5-9, Official Deed and
 Plat Records of Bexar County, Texas

 Unit 1B: Volume 9675, Pages 90-91, Official Deed
 and Plat Records of Bexar County, Texas

 Unit 2: Volume 9668, Pages 202-205, Official Deed
 and Plat Records of Bexar County, Texas

 Unit 2B: Volume 20001, Pages 673-675, Official
 Deed and Plat Records of Bexar County, Texas

 Unit 2A: Volume 9691, Pages 21-22, Official Deed
 and Plat Records of Bexar County, Texas

 Unit 3: Volume 9684, Page 148, Official Deed and
 Plat Records of Bexar County, Texas

 Unit 4: Volume 9659, Pages 15-16, Official Deed and
 Plat Records of Bexar County, Texas

 Unit 5: Volume 9674, Pages 117-119, as amended by
 Volume 9725, Pages 109-110, Official Deed and Plat
 Records of Bexar County, Texas

 Unit 6: Volume 9700, Pages 92-94, Official Deed and
 Plat Records of Bexar County, Texas

 Unit 7: Volume 9689, Pages 125-126, Official Deed
 and Plat Records of Bexar County, Texas

 Unit 7A: Volume 9718, Page 83, Official Deed and
 Plat Records of Bexar County, Texas

 Unit 8: Volume 20001, Pages 539-541, Official Deed
 and Plat Records of Bexar County, Texas

 Unit 9: Volume 20001, Pages 409-410, Official Deed
 and Plat Records of Bexar County, Texas
5. Declaration information: Master: Balcones Creek Master Covenant, executed
 to be effective on March 21, 2013, recorded in Volume
 16007, Page 1569, as amended by the Balcones Creek

First Amendment to Master Covenant, on March 27, 2017, recorded in Volume 18492, Page 584, as further amended by the Balcones Creek Amended and Restated Adoption of Working Capital Assessment, executed to be effective on March 27, 2017, recorded in Volume 18492, Page 1917, Official Public Records of Bexar County, Texas

Unit 1: Balcones Creek Notice of Applicability, (Balcones Creek Unit 1), executed on October 28, 2014, recorded in Volume 16933, Page 1265, as amended by the Balcones Creek Development Area Declaration, (Balcones Creek Unit 1), executed on October 28, 2014, recorded in Volume 16939, Page 101, as further amended by the Balcones Creek [Unit1] Notice of Service Area, recorded on November 4, 2014, recorded in Volume 16944, Page 2434, Official Public Records of Bexar County, Texas

Unit 1A: Balcones Creek Notice of Applicability, (Unit 1A Enclave), executed on December 31, 2012, recorded in Volume 16018, Page 1973, as further amended by the Balcones Creek Development Area Declaration (Balcones Creek Unit 1A), executed on December 31, 2012, recorded in Volume 16019, Page 540, Official Public Records of Bexar County, Texas

Unit 1B: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 1B), executed on October 28, 2014, recorded in Volume 16935, Page 1622, Official Public Records of Bexar County, Texas

Unit 2: Balcones Creek Notice of Applicability (Unit 2), executed on June 16, 2014, recorded in Volume 16724, Page 1375, as further amended by the Balcones Creek Development Area Declaration (Balcones Creek Unit 2), executed on June 16, 2014, recorded in Volume 16724, Page 1771, Official Public records of Bexar County, Texas

Unit 2A: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 2A), executed on November 9, 2015, recorded in Volume 17549, as corrected by Non-Material Correction Instrument, recorded on December 18, 2015, recorded in Volume 17610, Page 703, Official Public Records of Bexar County, Texas

Unit 2B: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 2B), executed to be effective on March 1, 2019, recorded in Document Number 20190038294, Official Public Records of Bexar County, Texas

Unit 3: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 3), executed on August 31, 2015, recorded in Volume 17434, Page 1030, Official Public Records of Bexar County, Texas

Unit 4: Balcones Creek Notice of Applicability (Unit 4), executed on September 27, 2013, recorded in Volume 16362, Page 1851, as further amended by the Balcones Creek Development Area Declaration (Unit 4), executed on September 27, 2013, recorded in Volume 16363, Page 888, Official Public Records of Bexar County, Texas

Unit 5: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 5), executed on October 28, 2014, recorded in Volume 16939, Page 807, as amended by Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 5), executed on August 14, 2015, recorded in Volume 17410, Page 535, Official Public Records of Bexar County, Texas

Unit 6: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration, (Unit 6), executed to be effective on June 15, 2016, recorded in Volume 17923, Page 826, as corrected by Non-Material Correction Instrument, recorded on July 8, 2016, recorded in Volume 17958, Page 2326, as further corrected by Non-Material Correction Instrument, recorded on July 8, 2016, recorded in Volume 17958, Page 2329, Official Public Records of Bexar County, Texas

Unit 7: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 7), executed to be effective as of August 8, 2016, recorded in Volume 18016, Page 452, as further amended by the Partial Assignment of Declarant's Rights Balcones Creek (Unit 7), executed to be effective as of August 8, 2016, recorded in Volume 18016, Page 458, Official Public Records of Bexar County, Texas

Unit 7A: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 7A), executed on October 15, 2019, recorded in Document Number 20190209830, Official Public Records of Bexar County, Texas

Unit 8: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 8), executed to be effective on December 3, 2018, recorded in Document Number 20180241594, Official Public Records of Bexar County, Texas

Unit 9: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Unit 9), executed to be effective as of October 1, 2018, recorded in Document Number 20180194832, Official Public Records of Bexar County, Texas

Holman Acres: Balcones Creek Notice of Addition to Master Covenant, recorded on January 27, 2020, recorded in Document Number 2020017206, Official Public Records of Bexar County, Texas

6. Association management or representative:

Diamond Association Management and Consulting
14603 Huebner Road, Building 40
San Antonio, TX 78230
Telephone: (210) 561-0606
Email: resales@damctx.com

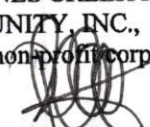
7. Website address:

www.balconescreekboerne.com

8. Property transfer fees:

Transfer fee: \$175.00
Working capital: \$500.00
Garden homes pay additions: yard maintenance fee of \$450.00 and security fee of \$77.79

BALCONES CREEK RESIDENTIAL
COMMUNITY, INC.,
a Texas non-profit corporation


Rodney Herrera, Managing Agent

STATE OF TEXAS

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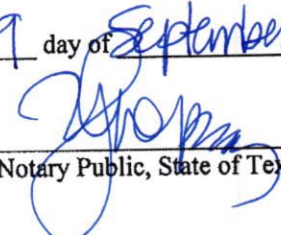
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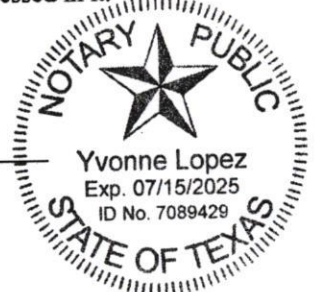
COUNTY OF BEXAR

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Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Balcones Creek Residential Community, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 9 day of September, 2021.

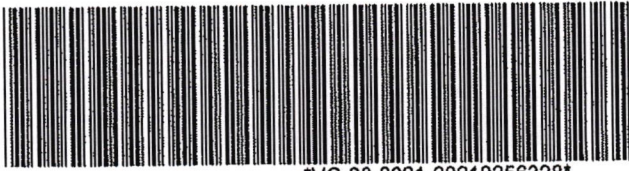

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201

61460001/2145297



VG-28-2021-20210256328

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210256328
Recorded Date: September 14, 2021
Recorded Time: 3:53 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/14/2021 3:53 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk